

Chapter 34 **Manufactured Home/Recreational Vehicle Regulations**

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11-34-1: Purpose and Intent

- A. **Purpose.** This Chapter is to provide for manufactured home and recreational vehicle parks and subdivisions which are suitably developed for the placement and occupancy of manufactured homes or recreational vehicles for residential purposes on rented, leased, or owned spaces with the necessary accessory uses and amenities.
- B. **Intent.** These regulations are intended to enable the development of unique, well-planned projects incorporating a variety of manufactured and vehicle-based housing for permanent or seasonal occupancy. It is also the intent of this Chapter to provide adequate regulations to preserve the residential character of the development and to prohibit inappropriate and incompatible land uses.

11-34-2: Permitted Uses

- A. **Permitted Uses in Recreational Vehicle Parks and Subdivisions:**
 - 1. One recreational vehicle on each approved lot or space. No manufactured homes or dwelling units of conventional construction shall be permitted on a lot or space for living purposes, except as specified below.
 - 2. Recreational vehicle accessory structures, as defined in [Chapter 87](#), Definitions,
 - a. Aggregate floor area, of all enclosed RV accessory structures shall be limited to 520 square feet, including storage rooms (attached or detached) and patio enclosures,
 - b. Additional requirements applying to patio enclosures:
 - i. Parking spaces shall not be enclosed.
 - ii. All roof materials shall be lightweight aluminum or other noncombustible material.

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- iii. A smoke alarm shall be installed in each room within a patio enclosure.
 - iv. Partitions may be used to accommodate laundry, bath, and toilet facilities.
 - v. Convenience electrical outlets and air conditioning equipment may be installed.
 - vi. Removal of sliding doors, windows, or other modification of the existing recreational vehicle enclosed by the patio enclosure is prohibited.
 - vii. Walls may consist of conventional wood framing or modular (prefabricated) construction.
 - viii. Glass located within 24" of a doorway or 18" of a floor must be tempered.
 - ix. Openings may be covered with screen mesh, plastic panels, or mineral glass. The combined surface area of openings facing the front, including doors and windows, shall account for 33% of the surface area of the front elevation.
 - x. The front wall may contain a solid knee wall not more than 32 inches above a finished floor.
 - xi. An open area located within the front wall shall be a minimum of 36" inches in height.
- c. Additional requirements applying to storage buildings or space, attached or detached, subject to:
- i. a maximum area of 120 square feet;
 - ii. A maximum height of 10 feet above grade when detached or 10 feet above finished floor when attached;
 - iii. Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at 6 feet.
3. Manager's office and residence, which may be of conventional construction.
4. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
5. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park or subdivision.

6. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
7. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the park or subdivision.
8. Recreation center parking lots and guest parking areas.
9. Accessory retail activities, as defined in [Chapter 87](#), Definitions, provided:
 - a. All proprietors and vendors shall possess valid business licenses and permits as required by the [Mesa City Code](#); and
 - b. All signs, flyers, and advertising that describe or relate to accessory retail activities shall not be visible from beyond the boundaries of the [Recreational Vehicle Park](#) or subdivision; and
 - c. Such activities shall not exceed more than 1 every 7 days; and
 - d. Each separate activity shall not exceed more than 4 consecutive hours.
10. Manufactured homes may be placed on designated recreational vehicle lots or spaces subject to the approval of a [Special Use Permit](#) in the [RM-2 - PAD](#), [RM-4](#), and [RM-4 - PAD](#) zoning districts, in accordance with the provisions contained in [Chapter 70](#), provided the area of the RV park or RV subdivision is 10 acres or greater. The minimum area may include an abutting manufactured home park or subdivision which shares common development improvements, such as reciprocal access, circulation lanes, and recreation areas. The [Special Use Permit](#) shall only be approved upon a finding that the recreational vehicle park or subdivision is in substantial compliance with all of the following items:
 - a. The minimum area and minimum width of lots or spaces for recreational vehicle park or subdivision, as applicable; and
 - b. The minimum setbacks, and parking for recreational vehicle parks or subdivisions, as applicable; and
 - c. A minimum ratio of 100 square feet of open space or recreation area for each lot or space. Designated open space or recreation area in excess of the minimum required for an abutting manufactured home park or subdivision used to meet the minimum area requirement above may be included to satisfy the open or recreation space requirement. In the event that insufficient open space or recreation area exists upon initial approval, a phasing plan may be submitted and approved that will provide, over the course of time, the minimum open space or recreation area needed to comply with the specified ratio. Such a phasing plan

shall show installation of all required additional open space or recreation area before installation of a manufactured home within the recreational vehicle park or subdivision that exceeds a threshold level of 66% of the lots or spaces within the recreational vehicle park or subdivision that contains manufactured homes; and

- d. Perimeter landscaping and perimeter screening walls; and
- e. The development requirements pertaining to the park or subdivision contained in this Subsection may be modified through approval of the [Special Use Permit](#), provided the modifications will substantially comply with the intent of these provisions, as evidenced by lot or space size, lot or space area, or open space and recreation areas in excess of the minimum required. Such modification may not exceed a deviation of more than 10% below the required minimum. In no instance, shall the minimum separation between units be less than 6 feet; and
- f. The maximum enclosed floor area of a manufactured home placed in a recreational vehicle park or recreational vehicle subdivision, including all enclosed space, storage rooms and building additions, shall be no larger than 1,100 square feet. Open patios, porches and carports shall not be included in the calculation of floor area of the manufactured home.

B. Permitted Uses in Manufactured Home Parks:

- 1. One manufactured home on each approved space. No dwelling units of conventional construction shall be permitted on any space for living purposes, except as specified below.
- 2. Manufactured home accessory structures as defined in [Chapter 87](#), Definitions.
- 3. Storage buildings, attached or detached, subject to:
 - a. A maximum area of 150 square feet;
 - b. A maximum height of 10 feet;
 - c. Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at least 6 feet.
- 4. Manager's office and residence, which may be of conventional construction.
- 5. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such

facility may be of conventional construction.

6. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park.
7. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
8. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the park.
9. Recreation center parking lots and guest parking areas.
10. Accessory retail activities, provided:
 - a. All proprietors and vendors shall possess valid business licenses and permits as required by the [Mesa City Code](#); and
 - b. All signs, flyers, and advertising that describe or relate to accessory retail activities shall not be visible from beyond the boundaries of the [Recreational Vehicle Park](#) or subdivision; and
 - c. Such activities shall not exceed more than one every 7 days; and
 - d. Each separate activity shall not exceed more than 4 consecutive hours.

C. Permitted Uses in Manufactured Home Subdivisions:

1. One manufactured home on each approved lot. No recreational vehicles or dwelling units of conventional construction shall be permitted on a manufactured home lot for living purposes.
2. Manufactured home accessory structures as defined in [Chapter 87](#), Definitions.
3. Detached accessory buildings in accordance with [Section 11-5-7.A](#), Accessory Dwelling Units).
4. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.

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5. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the subdivision.
6. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
7. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the subdivision.
8. Recreation center parking lots and guest parking areas.

11-34-3: Zoning, Area, Density, Yard, Recreational, and Parking Regulations

Table 11-34-3, below, specifies the required zoning, minimum area, maximum densities, minimum yard setback, minimum recreational area, and minimum parking regulation for all parks and subdivisions.

TABLE 11-34-3: DEVELOPMENT STANDARDS FOR RV AND MANUFACTURED HOME PARKS AND SUBDIVISIONS					
Standard	Type of Development				
	Recreational Vehicle Park	Recreational Vehicle Subdivision	Manufactured Home Park	Manufactured Home Subdivision	
Required Zoning	RM-4	RM-4 -PAD RM-4 -PAD	RM-4 , RSL	RS-6 - PAD	
Alternative Zoning for Infill Sites	--	--	--	ID-1, ID-2 (9)	
Minimum Area	10 Acres	10 Acres	10 Acres	10 Acres (9)	
Maximum Density (3)	22 spaces per net acre	15 spaces per net acre	10 spaces per net acre	7.26 spaces per net acre	
Minimum Space/Lot Size					
Area Sq. Ft.	1,200	1,750 (2,000 avg.)	3,000	6,000	
Width (ft)	34 (7)	35	40	60	
Depth (ft)	40	50	60	94	
Required Yard Setbacks (5)					
Front (ft)	5	7	5	Front (Enclosed Livable Areas, Porches/Porte Cocheres) Garages/ Carports – front and side yards	10 20 from the entry of carport/garage.
Side Min./Total (ft)	3/6 (8)	5/10	5/10	5/15 (2)	
Rear (ft)	3	5	10	15	
From Exterior Boundary of Development (ft) (6)	10	10	10	10	
Minimum Recreation Area (sq. ft.) (4)	75 per RV Space	150 per RV Lot	100 per M. H. Space	150 per M.H. Lot	
Minimum Paved Parking (1)	1 per RV Space	1 per RV Lot	2 per M. H. Space	2 per M. H. Lot	
Minimum Visitor Parking	1 per 10 RV Spaces	1 per 10 RV Lots	1 per 5 M. H. Spaces	1 per 5 M. H. Lots	

Table 11-34-3 Footnotes

1. Minimum space size 9' x 18': may be tandem but not in required front yard setback.
2. Minimum of 10' on one side for vehicle access and/or 10' on street side of corner lot or space.
3. Net acre means after deduction of existing and/or proposed rights-of-way.
4. Public or private streets, vehicle storage areas and exterior boundary landscaping shall not be located in this area.
5. Required yard setbacks are measured from any portion of the unit or accessory structures except for rear yard storage buildings as specified in section 3(A) and 3(B) of this chapter.
6. Setbacks are measured from required screen walls.
7. Minimum width of 28' for spaces not designated for park trailers or manufactured homes.
8. There shall be at least 6' between adjacent structures. This separation may be reduced by up to 3' for a patio enclosure with an exterior wall of not less than one-hour fire resistive construction as required in

the building code, or for the supporting structural elements of an open metal awning, provided no obstructions occupy this area. No reduction in separation between structures shall be permitted for manufactured homes in recreational vehicle parks or subdivisions approved by a Special Use Permit through the Board of Adjustment.

9. Manufactured Housing may be approved for use as part of an infill site when approved in conjunction with an ID-1 or ID-2 zoning district, as per Chapter 12 of this Ordinance. When the ID-1 or ID-2 zoning is used to authorize a manufactured home subdivision, the project site may be less than 10 acres.

11-34-4: Development Requirements:

A. Requirements for Recreational Vehicle Parks and Subdivisions:

1. A minimum of 5% of the required recreational area shall be enclosed within a recreation hall or building. Public or private streets, vehicle storage areas, and exterior boundary landscaping areas shall not be included when calculating required recreational area.
2. Landscaping shall be provided in accordance with the default landscape requirements of [Chapter 33](#), Landscaping, for a project located in a [RM](#), Multiple Residence district, unless a different character designator is approved by [City Council](#) for the site.
3. A 6 foot high masonry screen wall shall be required along all park and subdivision boundaries. Such wall shall be placed on the interior side of the required landscape strip.
4. Access to lots or spaces shall be from the interior of the park or subdivision.
5. Private streets shall be paved to a minimum width of 28 feet including required sidewalks when flush with the surface of the paving.
6. Concrete sidewalks at least 2 feet in width shall be provided on each side of interior private streets.
7. Required parking spaces shall be paved with either 2 inches of asphalt or 4 inches of concrete.

B. Requirements for Manufactured Home Parks and Subdivisions:

1. All room additions shall be structurally independent of the manufactured home itself but may be attached to the manufactured home by weather stripping.
2. Landscaping on the perimeter of the site shall be provided in accordance with the default landscape requirements of [Chapter 6](#), Commercial and Mixed Use Districts, and [Chapter 33](#), Landscaping, for a project located in a [RM](#), Multiple Residence district, unless a different character designator is approved by [City Council](#) for the site.
3. A 6 foot high masonry screen wall shall be required along all park and subdivision boundaries. Such wall shall be placed on the interior side of the required landscape strip.

4. Access to lots or spaces shall be from the interior of the park or subdivision.
5. Private streets shall be paved to a minimum width of 32 feet including required sidewalks when flush with the surface of the paving.
6. Concrete sidewalks at least 2 feet in width shall be provided on each side of interior private streets.
7. Required parking spaces shall be paved with either 2 inches of asphalt or 4 inches of concrete.

C. Additional Requirements for Manufactured Home Parks:

A minimum of 10% of the required recreational area shall be enclosed within a recreation hall or building. Public or private streets, vehicle storage areas, and exterior boundary landscaping areas shall not be included when calculating required recreational area.

11-34-5: General Provisions

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A. Locations Outside of Parks and Subdivisions.

1. Permitted uses for manufactured homes or recreational vehicles outside of a park or subdivision are limited to the following:
 - a. As a sales office for manufactured home or recreational vehicle sales.
 - b. With approval of a [Special Use Permit](#) pursuant to [Chapter 70 Conditional Use Permits](#), as quarters for a night watchman or caretaker, provided no person other than the night watchman or caretaker shall occupy the unit.
 - c. As a construction field office for use by contractors while a permanent building is under construction.
 - d. As a temporary place of business for the owner or lessee during the course of construction of a new building on the site, or during remodeling of an existing building or tenant space.
 - e. As a temporary sales office for the sale of homes in a conventional subdivision.
 - f. As staff residences for comprehensive youth residences as defined by [Chapter 87, Definitions](#), limited to manufactured homes only, and subject to the approval of a [Special Use Permit](#) in accordance with [Section 11-5-8, Comprehensive Youth Residence](#), and [Chapter 70 Conditional Use Permits](#).
2. Prior to the use of a manufactured home or recreational vehicle for Items 1.b, 1.c, 1.d, and 1.e (above) enumerated in this Section, an [Administrative Use Permits](#) for the unit shall be obtained from the Building Safety Division and the Use Permit shall be nontransferable from one owner or lessee to another.
 - a. Except Item 1.d (above), the Use Permit shall expire on December 31 of each year, unless earlier revoked. A Use Permit fee shall be collected when the Use Permit is issued.

- b. Use Permits issued for Item 1.d (above) shall be valid for the duration that a building permit associated with the building or remodeling activity remains active. In the event that no building permit is required, then the Use Permit shall remain valid for a maximum of 6-months, and may be renewed once if the applicant can demonstrate to the Zoning Administrator that the remodeling activity remains on-going and active.

B. Temporary Parking.

Manufactured homes and recreational vehicles shall not be parked, stored, or occupied on any property which is not part of an approved manufactured home or recreational vehicle park, subdivision, sales, or storage lot or approved under this Chapter. Temporary Parking of a manufactured home or recreational vehicle outside of an approved [Manufactured Home Park](#), [Manufactured Home Subdivision](#), [Recreational Vehicle Park](#) or [Recreational Vehicle Subdivision](#) is limited to the following:

1. Emergency parking of a manufactured home or recreational vehicle for a period of not longer than one (1) hour is permitted on any public thoroughfare subject to the provisions of the parking and traffic regulations of the [City of Mesa](#).
2. The temporary parking of a recreational vehicle on a public street in a residential area for the purposes of loading, unloading, or cleaning for a period of time not to exceed 48 hours shall also be permitted subject to the parking and traffic regulations of the [City of Mesa](#) and provided the vehicle is not parked so as to create a traffic hazard or obstruct traffic visibility.
3. On-site parking or storage of a recreational vehicle in accordance with the following, provided such recreational vehicle is not used for living quarters or commercial purposes:
 - c. Within an enclosed accessory building or garage in all zoning districts.
 - d. Where outdoor storage is otherwise allowed in the commercial and industrial districts.
 - e. On residential lots containing less than 5 dwelling units:
 - i. For Lots of a minimum 15,000 sqft or greater, anywhere within the buildable area behind the front line of the dwelling unit; or anywhere within the rear yard; or in the side yard behind the front line of the dwelling unit provided such recreational vehicle does not exceed 40-ft in length exclusive of tongue.
 - ii. For Lots less than a minimum 15,000 sq ft or greater, anywhere within the buildable area behind the front line of the dwelling unit; or anywhere within the rear yard; or in the side yard behind the front line of the dwelling unit provided such recreational vehicle does not exceed 30 ft in length exclusive of tongue.

- iii. A recreational vehicle parked in the side yard which exceeds 6 feet in height as measured from grade and is visible from a public street shall be screened from such public street by a 6 ft high opaque fence.
 - f. On residential lots containing 5 or more dwelling units: only on an approved parking space; or within an approved, designated storage area.
 - 4. The temporary parking of a recreational vehicle in the front yard on a residential lot for the purposes of loading, unloading, or cleaning shall be permitted for a period of time not to exceed 72 hours provided the recreational vehicle is not used for living quarters or business purposes. While temporarily located as provided herein, the recreational vehicle shall not be parked so as to obstruct traffic visibility.
- C. **Conversion.** The conversion of an existing manufactured home or recreational vehicle park to another residential use shall be subject to approval set forth in the amendment requirements established in [Chapter 67 Common Procedures](#). When an existing manufactured home or recreational vehicle park is converted to another residential use, the area so converted shall be zoned to limit the number of dwelling units per area that can be constructed thereon to a density compatible with existing residential development in the surrounding area.
- D. **Permits.**
- 1. It shall be unlawful for any person to install a manufactured home, park trailer, recreational vehicle awning, recreational vehicle patio enclosure, manufactured home room addition, or any electrical, plumbing, or mechanical component without first obtaining a permit or permits from the [Building Official](#) or his designee as specified in [Mesa Administrative Code, Title 4, Chapter 1 of the Mesa City Code](#).
 - 2. No person shall install any park trailer or recreational vehicle awning or construct any recreational vehicle patio enclosure without approval of the property owner, the owner's agent, or other authorized representative.

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